

Situs : 48 KURLAND AV	Parcel ID: 038-021	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
CODY RICHARD W DEBORAH J ROSS-CODY 48 KURLAND AV BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 12 Vol / Pg 25357/304 District Zoning R1C Class Residential
Property Notes	



038-021 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 16,600			15,770
Total Acres: .6107				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	110,800	110,800	0	106,100
Building	215,700	213,400	0	206,300
Total	326,500	324,200	0	312,400
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	MARKET APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/05/20	GL	Field Review	Other
04/18/18	HP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/15/17	66302	1,427	DOORS	100
09/03/14	B60664	5,785	BLDG Strip/Reroof	100
09/07/12	57112	5,500	BLDG 7x8 Deck	0
12/03/01	35881	3,800	BLDG 10 X 20 Shed	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/05/03	258,000	Land + Bldg	Valid Sale	25357/304		
03/17/00	135,000	Land + Bldg	Change After Sale (Physical)	18357/286		
12/01/85	115,000	Land + Bldg	Valid Sale			

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Dwelling Information

Style	F To B Splt	Year Built	1965
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

Basement

Basement	Part	# Car Bsm't Gar	
FBLA Size	365	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

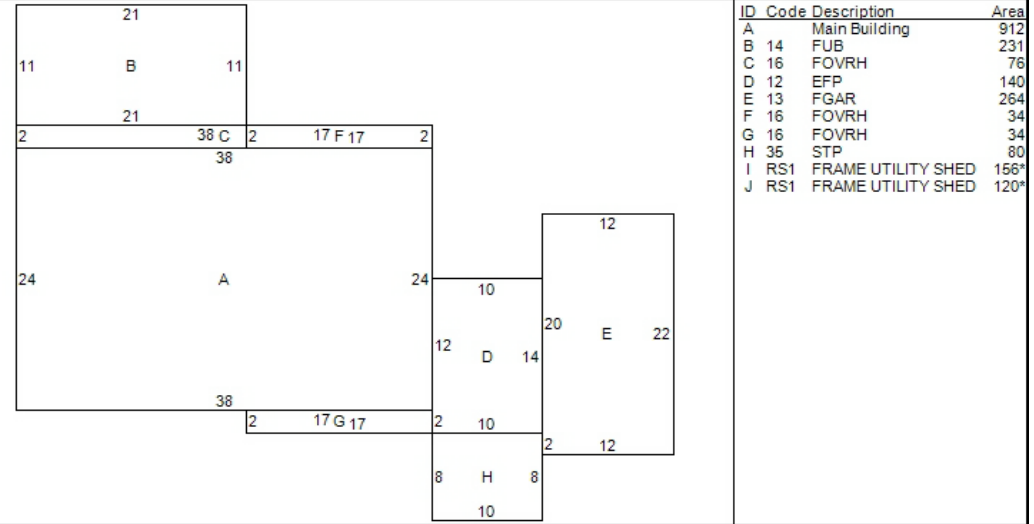
Grade & Depreciation

Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	203,487	% Good	76
Plumbing	6,041	% Good Override	
Basement	9,548	Functional	
Heating	5,548	Economic	
Attic	0	% Complete	
Other Features	27,399	C&D Factor	
		Adj Factor	1
Subtotal	252,020	Additions	20,520
Ground Floor Area	912		
Total Living Area	1,421	Dwelling Value	212,060

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 156		156	1	1980	C	A	570
Frame Shed	1 x 120		120	1	2000	C	A	730

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		14			2,580	5		16			2,200
2		16			4,260	6		16			2,200
3		12			3,270	7		35			610
4		13			5,400						